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Governor

# *The Commonwealth of Massachusetts*

## *Department of Public Safety*

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Andrea J. Cabral  
Secretary

Thomas G. Gatzunis, P.E.  
Commissioner

### Minutes

**BBRS Building Code Appeals Board (BCAB)**

**Meeting Location: Taunton District Office, 1380 Bay Street, Taunton, MA**

**Meeting Date: June 5, 2014**

**Meeting Time: 9:30 a.m.**

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1. Meeting called to order by the Chairman, Harry Smith, at 9:30 a.m. followed by roll call:

#### Board Members Present:

Harry Smith, Chairman  
Alexander "Sandy" MacLeod  
Kevin Gallagher

#### Board Members Not Present:

None

There were four (4) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:10 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

#### Guests Present:

See sign-in sheet for each case.

2. May 20, 2014 meeting minutes approved.
3. **Case Number:** 13-1334  
**Appellant:** Kevin Kieler for Solomon Pond Realty Trust.  
**Address of Property:** 31A Solomon Pond Rd., Northboro, MA. 01532  
**Summary of Case:** This appeal concerned *(The State Building Code, Eighth Edition)* IRC (International Residential Code) R313.1 & Section R302.2. The Municipal Building Inspector had cited the violations and ordered them to comply.

On a **MOTION** by Kevin Gallagher and **SECONDED** by Sandy MacLeod, it was **UNANIMOUSLY** voted to **grant a variance to allow a (30) thirty day extension (July 5, 2014)** so that the building commissioner can provide to the appeals board a very specific code analysis of this project so that a reasoned decision may be offered.

4. **Case Number:** 14-1383  
**Appellant:** Brian Laroche for the Cathedral Church of St. Paul  
**Address of Property:** 136-138 Tremont Street, Boston, MA. 02111  
**Summary of Case:** The appeal concerned (*The State Building Code, Eighth Edition*) Section IEBC 804.1, the requirement that a building be fully sprinklered. The appellant wishes to employ a compliance alternative to sprinkler protection.

**List of Exhibits:**

**Exhibit 1.** Application dated May 23, 2014.

**Exhibit 2.** A copy of 3 colored photos of the cathedral.

On a **MOTION** by Kevin Gallagher and **SECONDED** by Sandy MacLeod, it was **UNANIMOUSLY** voted to **grant a variance to IEBC 804.1** since materials submitted regarding a compliance alternative were deemed to satisfy the intent the code.

5. **Case Number:** 14-1384  
**Appellant:** Eric Cote for Billerica House of Correction.  
**Address of Property:** Middlesex House of Correction, 269 Treble Cover Rd., Billerica, MA. 01862  
**Summary of Case:** The appeal concerned (*The State Building Code, Eighth Edition*) Sections 903.2, 903.3.1.1., NFPA 13 concerning the installation of solenoid activated, remote controlled monitor valves to allow for remote shut-off of sprinkler systems by authorized personnel when necessary.

On a **MOTION** by Sandy MacLeod and **SECONDED** by Kevin Gallagher, it was **UNANIMOUSLY** voted to **grant a variance to 780 CMR 903.2 & 903.3.1.1, NFPA 13** regarding the remote control monitor valve in the Department of Corrections because it is staffed 24hours per day, 7 days per week and because both the Fire Department and the State Building Inspector have no objection to the variance being granted.

**List of Exhibits:**

**Exhibit 1.** Application dated May 12, 2014.

**Exhibit 2.** A letter of support from the Billerica Fire Department to the Board of Building Regulations and Standards dated May 15, 2014.

6. This meeting was adjourned at 1:00 p.m.